

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MISSOURI

MO

Factor 1: Renter Poverty Households 1990	155,168
Factor 1: Renter Poverty Households 2000	157,943
Factor 1: Vacancy Rate 1990	10.8
Factor 1: Vacancy Rate 2000	9.1
Factors 2 & 4: Rental Housing with Problems 1990	216,390
Factors 2 & 4: Rental Housing with Problems 2000	227,486
Factor 4: Construction Cost Index 2001	96
Factor 4: Construction Cost Index 2002	97
Factor 3: Poverty Families Renting Pre-1950 Units 1990	23,828
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	42,924
Factor 5: Poverty Families 1990	139,463
Factor 5: Poverty Families 2000	127,317
Factor 6: Population 1990	5,117,073
Factor 6: Population 2000	5,595,211
Factor 6: Per Capita Income 1990	\$12,989
Factor 6: Per Capita Income 2000	\$19,936

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

COLUMBIA

MO

Factor 1: Renter Poverty Households 1990	5,300
Factor 1: Renter Poverty Households 2000	5,988
Factor 1: Vacancy Rate 1990	6.3
Factor 1: Vacancy Rate 2000	6.3
Factors 2 & 4: Rental Housing with Problems 1990	6,578
Factors 2 & 4: Rental Housing with Problems 2000	8,181
Factor 4: Construction Cost Index 2001	99
Factor 4: Construction Cost Index 2002	99
Factor 3: Poverty Families Renting Pre-1950 Units 1990	207
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	817
Factor 5: Poverty Families 1990	1,700
Factor 5: Poverty Families 2000	1,658
Factor 6: Population 1990	69,101
Factor 6: Population 2000	84,531
Factor 6: Per Capita Income 1990	\$12,452
Factor 6: Per Capita Income 2000	\$19,507

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

FLORISSANT

MO

Factor 1: Renter Poverty Households 1990	431
Factor 1: Renter Poverty Households 2000	0
Factor 1: Vacancy Rate 1990	7.7
Factor 1: Vacancy Rate 2000	0
Factors 2 & 4: Rental Housing with Problems 1990	1,331
Factors 2 & 4: Rental Housing with Problems 2000	0
Factor 4: Construction Cost Index 2001	100
Factor 4: Construction Cost Index 2002	0
Factor 3: Poverty Families Renting Pre-1950 Units 1990	12
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	0
Factor 5: Poverty Families 1990	319
Factor 5: Poverty Families 2000	0
Factor 6: Population 1990	51,206
Factor 6: Population 2000	0
Factor 6: Per Capita Income 1990	\$14,914
Factor 6: Per Capita Income 2000	\$0

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

INDEPENDENCE

MO

Factor 1: Renter Poverty Households 1990	2,453
Factor 1: Renter Poverty Households 2000	2,584
Factor 1: Vacancy Rate 1990	9.6
Factor 1: Vacancy Rate 2000	7.7
Factors 2 & 4: Rental Housing with Problems 1990	5,206
Factors 2 & 4: Rental Housing with Problems 2000	5,063
Factor 4: Construction Cost Index 2001	103
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	393
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	554
Factor 5: Poverty Families 1990	2,195
Factor 5: Poverty Families 2000	1,971
Factor 6: Population 1990	112,301
Factor 6: Population 2000	113,288
Factor 6: Per Capita Income 1990	\$13,208
Factor 6: Per Capita Income 2000	\$19,384

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

JOPLIN

MO

Factor 1: Renter Poverty Households 1990	2,068
Factor 1: Renter Poverty Households 2000	2,084
Factor 1: Vacancy Rate 1990	9.8
Factor 1: Vacancy Rate 2000	10.9
Factors 2 & 4: Rental Housing with Problems 1990	2,669
Factors 2 & 4: Rental Housing with Problems 2000	3,045
Factor 4: Construction Cost Index 2001	84
Factor 4: Construction Cost Index 2002	94
Factor 3: Poverty Families Renting Pre-1950 Units 1990	417
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	589
Factor 5: Poverty Families 1990	1,405
Factor 5: Poverty Families 2000	1,224
Factor 6: Population 1990	41,270
Factor 6: Population 2000	45,504
Factor 6: Per Capita Income 1990	\$11,298
Factor 6: Per Capita Income 2000	\$17,738

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

KANSAS CITY

MO

Factor 1: Renter Poverty Households 1990	17,821
Factor 1: Renter Poverty Households 2000	17,658
Factor 1: Vacancy Rate 1990	14.9
Factor 1: Vacancy Rate 2000	9.9
Factors 2 & 4: Rental Housing with Problems 1990	28,655
Factors 2 & 4: Rental Housing with Problems 2000	29,179
Factor 4: Construction Cost Index 2001	103
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	3,171
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	5,757
Factor 5: Poverty Families 1990	12,899
Factor 5: Poverty Families 2000	12,032
Factor 6: Population 1990	435,213
Factor 6: Population 2000	441,545
Factor 6: Per Capita Income 1990	\$13,796
Factor 6: Per Capita Income 2000	\$20,753

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

LEES SUMMIT

MO

Factor 1: Renter Poverty Households 1990	740
Factor 1: Renter Poverty Households 2000	729
Factor 1: Vacancy Rate 1990	9.4
Factor 1: Vacancy Rate 2000	5.6
Factors 2 & 4: Rental Housing with Problems 1990	2,405
Factors 2 & 4: Rental Housing with Problems 2000	2,462
Factor 4: Construction Cost Index 2001	103
Factor 4: Construction Cost Index 2002	104
Factor 3: Poverty Families Renting Pre-1950 Units 1990	26
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	53
Factor 5: Poverty Families 1990	438
Factor 5: Poverty Families 2000	548
Factor 6: Population 1990	46,418
Factor 6: Population 2000	70,700
Factor 6: Per Capita Income 1990	\$16,650
Factor 6: Per Capita Income 2000	\$26,891

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST CHARLES

MO

Factor 1: Renter Poverty Households 1990	948
Factor 1: Renter Poverty Households 2000	0
Factor 1: Vacancy Rate 1990	11
Factor 1: Vacancy Rate 2000	0
Factors 2 & 4: Rental Housing with Problems 1990	2,692
Factors 2 & 4: Rental Housing with Problems 2000	0
Factor 4: Construction Cost Index 2001	92
Factor 4: Construction Cost Index 2002	0
Factor 3: Poverty Families Renting Pre-1950 Units 1990	65
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	0
Factor 5: Poverty Families 1990	627
Factor 5: Poverty Families 2000	0
Factor 6: Population 1990	54,555
Factor 6: Population 2000	0
Factor 6: Per Capita Income 1990	\$15,626
Factor 6: Per Capita Income 2000	\$0

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST JOSEPH

MO

Factor 1: Renter Poverty Households 1990	2,870
Factor 1: Renter Poverty Households 2000	2,733
Factor 1: Vacancy Rate 1990	10.4
Factor 1: Vacancy Rate 2000	7.8
Factors 2 & 4: Rental Housing with Problems 1990	3,464
Factors 2 & 4: Rental Housing with Problems 2000	3,687
Factor 4: Construction Cost Index 2001	89
Factor 4: Construction Cost Index 2002	90
Factor 3: Poverty Families Renting Pre-1950 Units 1990	831
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,166
Factor 5: Poverty Families 1990	2,538
Factor 5: Poverty Families 2000	1,686
Factor 6: Population 1990	71,852
Factor 6: Population 2000	73,990
Factor 6: Per Capita Income 1990	\$11,044
Factor 6: Per Capita Income 2000	\$17,445

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST LOUIS

MO

Factor 1: Renter Poverty Households 1990	28,139
Factor 1: Renter Poverty Households 2000	25,556
Factor 1: Vacancy Rate 1990	13.4
Factor 1: Vacancy Rate 2000	11.8
Factors 2 & 4: Rental Housing with Problems 1990	40,508
Factors 2 & 4: Rental Housing with Problems 2000	33,199
Factor 4: Construction Cost Index 2001	100
Factor 4: Construction Cost Index 2002	100
Factor 3: Poverty Families Renting Pre-1950 Units 1990	8,846
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	13,177
Factor 5: Poverty Families 1990	18,872
Factor 5: Poverty Families 2000	16,169
Factor 6: Population 1990	396,685
Factor 6: Population 2000	348,189
Factor 6: Per Capita Income 1990	\$10,798
Factor 6: Per Capita Income 2000	\$16,108

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST. PETERS CITY

MO

Factor 1: Renter Poverty Households 1990	184
Factor 1: Renter Poverty Households 2000	175
Factor 1: Vacancy Rate 1990	5.6
Factor 1: Vacancy Rate 2000	3
Factors 2 & 4: Rental Housing with Problems 1990	714
Factors 2 & 4: Rental Housing with Problems 2000	806
Factor 4: Construction Cost Index 2001	92
Factor 4: Construction Cost Index 2002	92
Factor 3: Poverty Families Renting Pre-1950 Units 1990	0
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	6
Factor 5: Poverty Families 1990	278
Factor 5: Poverty Families 2000	215
Factor 6: Population 1990	45,779
Factor 6: Population 2000	51,381
Factor 6: Per Capita Income 1990	\$15,468
Factor 6: Per Capita Income 2000	\$22,792

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

SPRINGFIELD

MO

Factor 1: Renter Poverty Households 1990	7,742
Factor 1: Renter Poverty Households 2000	8,025
Factor 1: Vacancy Rate 1990	9.8
Factor 1: Vacancy Rate 2000	7.4
Factors 2 & 4: Rental Housing with Problems 1990	10,496
Factors 2 & 4: Rental Housing with Problems 2000	11,963
Factor 4: Construction Cost Index 2001	98
Factor 4: Construction Cost Index 2002	98
Factor 3: Poverty Families Renting Pre-1950 Units 1990	896
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	1,780
Factor 5: Poverty Families 1990	4,049
Factor 5: Poverty Families 2000	3,570
Factor 6: Population 1990	140,494
Factor 6: Population 2000	151,580
Factor 6: Per Capita Income 1990	\$11,877
Factor 6: Per Capita Income 2000	\$17,711

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

ST LOUIS COUNTY

MO

Factor 1: Renter Poverty Households 1990	12,248
Factor 1: Renter Poverty Households 2000	0
Factor 1: Vacancy Rate 1990	9.7
Factor 1: Vacancy Rate 2000	0
Factors 2 & 4: Rental Housing with Problems 1990	31,809
Factors 2 & 4: Rental Housing with Problems 2000	0
Factor 4: Construction Cost Index 2001	100
Factor 4: Construction Cost Index 2002	0
Factor 3: Poverty Families Renting Pre-1950 Units 1990	1,286
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	0
Factor 5: Poverty Families 1990	10,524
Factor 5: Poverty Families 2000	0
Factor 6: Population 1990	901,033
Factor 6: Population 2000	0
Factor 6: Per Capita Income 1990	\$18,088
Factor 6: Per Capita Income 2000	\$0

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

MO HOME NON-ENTITLED

MO

Factor 1: Renter Poverty Households 1990	78,595
Factor 1: Renter Poverty Households 2000	77,114
Factor 1: Vacancy Rate 1990	9.6
Factor 1: Vacancy Rate 2000	9.3
Factors 2 & 4: Rental Housing with Problems 1990	89,674
Factors 2 & 4: Rental Housing with Problems 2000	97,919
Factor 4: Construction Cost Index 2001	93
Factor 4: Construction Cost Index 2002	95
Factor 3: Poverty Families Renting Pre-1950 Units 1990	8,198
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	16,468
Factor 5: Poverty Families 1990	86,686
Factor 5: Poverty Families 2000	75,907
Factor 6: Population 1990	2,990,394
Factor 6: Population 2000	3,348,464
Factor 6: Per Capita Income 1990	\$11,729
Factor 6: Per Capita Income 2000	\$18,421

Corrected and Revised on November 25, 2002

HOME Investment Partnerships Program

Comparison of Census and R.S. Means Co. Data

CNSRT-ST LOUIS COUNTY MO

Factor 1: Renter Poverty Households 1990	0
Factor 1: Renter Poverty Households 2000	18,285
Factor 1: Vacancy Rate 1990	0
Factor 1: Vacancy Rate 2000	7.1
Factors 2 & 4: Rental Housing with Problems 1990	0
Factors 2 & 4: Rental Housing with Problems 2000	38,295
Factor 4: Construction Cost Index 2001	0
Factor 4: Construction Cost Index 2002	100
Factor 3: Poverty Families Renting Pre-1950 Units 1990	0
Factor 3: Poverty Households Renting Pre-1950 Units 2000 Revised Number	3,205
Factor 5: Poverty Families 1990	0
Factor 5: Poverty Families 2000	14,324
Factor 6: Population 1990	0
Factor 6: Population 2000	1,033,624
Factor 6: Per Capita Income 1990	\$0
Factor 6: Per Capita Income 2000	\$26,386

Corrected and Revised on November 25, 2002